

185.0

0004

0001.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
644,300 / 644,300

APPRaised:

644,300 / 644,300

USE VALUE:

644,300 / 644,300

ASSESSED:

644,300 / 644,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
280		FLORENCE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CROWLEY OLIVE & EDWARD JR	
Owner 2:	
Owner 3:	

Street 1: 280 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 7,790 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Vinyl Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7790		Sq. Ft.	Site		0	70.	0.76	7		Easemen	-10					411,830						411,800		

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								124396
								GIS Ref
								GIS Ref
								Insp Date
								07/21/18

PREVIOUS ASSESSMENT										Parcel ID	185.0-0004-0001.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	232,500	0	7,790.	411,800	644,300	644,300	Year End Roll			12/18/2019
2019	101	FV	224,400	0	7,790.	411,800	636,200	636,200	Year End Roll			1/3/2019
2018	101	FV	224,000	0	7,790.	347,100	571,100	571,100	Year End Roll			12/20/2017
2017	101	FV	224,000	0	7,790.	317,700	541,700	541,700	Year End Roll			1/3/2017
2016	101	FV	224,000	0	7,790.	270,600	494,600	494,600	Year End			1/4/2016
2015	101	FV	205,500	0	7,790.	235,300	440,800	440,800	Year End Roll			12/11/2014
2014	101	FV	205,500	0	7,790.	217,700	423,200	423,200	Year End Roll			12/16/2013
2013	101	FV	205,500	0	7,790.	207,100	412,600	412,600				12/13/2012

**SALES INFORMATION**

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	1065-19		12/1/1989		190,000	No	No	Olive M. Crowley, D.O.D. 11/9/2013.				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/10/2016	1386	Heat App	16,000	C					7/21/2018	MEAS&NOTICE	HS	Hanne S
10/21/2015	1605	Alterati	7,560						10/16/2008	Meas/Inspect	355	PATRIOT

**ACTIVITY INFORMATION**

10/31/2000	Hearing N/C	163	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	18 - Raised Ranch	1		Full Bath:	1	Rating:	Average	avg thruout.																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	4 - Vinyl			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																	
Color:	WHITE			A Kits:		Rating:																		
View / Desir:				Fpl:	2	Rating:	Average																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																		
Grade:	C - Average			<b>CONDOS INFORMATION</b>																				
Year Blt:	1975	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:		Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	22.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall:	1 - Drywall	Functional:			%	Interior:		1	5	2														
Sec Int Wall:		Economic:	L - Location	10.	%	Additions:																		
Partition:	T - Typical	Special:			%	Kitchen:																		
Prim Floors:	4 - Carpet	Override:			%	Baths:																		
Sec Floors:		Total:	30.52	%		Plumbing:																		
Bsmnt Flr:	4 - Carpet					Electric:																		
Subfloor:						Heating:																		
Bsmnt Gar:	1					General:																		
Electric:	3 - Typical																							
Insulation:	2 - Typical																							
Int vs Ext:	S																							
Heat Fuel:	2 - Gas																							
Heat Type:	3 - Forced H/W																							
# Heat Sys:	1																							
% Heated:	100																							
Solar HW:	NO					% AC:	100																	
% Com Wall:						Adj Total:	334624																	
						Depreciation:	102127																	
						Depreciated Total:	232497																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 185.0-0004-0001.A																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:										Total:									
<b>RESIDENTIAL GRID</b>																								
1st Res Grid	Desc: Line 1			# Units: 1																				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Other																								
Upper																								
Lvl 2																								
Lvl 1																								
Lower																								
Totals	RMs:	5	BRs:	2	Baths:	1	HB																	
<b>REMODELING</b>																								
<b>RES BREAKDOWN</b>																								
FFL	LLV	(1092)	26																					
FFL	(24)	-	6	1	12																			
FFL	(12)	-	6																					
<b>SUB AREA</b>																								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten														
FFL	First Floor	1,128	128.250	144,666	LLV	100	FLA	60	G															
LLV	Lower Level	1,092	89.740	97,999																				
PAT	Patio	312	3.450	1,077																				
WDK	Deck	126	13.940	1,756																				
<b>SUB AREA DETAIL</b>																								
Net Sketched Area:	2,658	Total:	245,498																					
Size Ad	1128	Gross Are	2658	FinArea	1783																			
<b>IMAGE</b>																								
<b>AssessPro Patriot Properties, Inc</b>																								